

# BOUNDARY LINE ADJUSTMENT SURVEY

FOR  
**CODY & KADEE DAVID**  
AND  
**LARRY B. & CALLA JO FRESTON**

LOCATED IN THE EAST ONE-HALF OF THE  
NORTHEAST QUARTER OF SECTION 7,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST,  
UINTAH SPECIAL MERIDIAN

## ORIGINAL LEGAL DESCRIPTIONS:

CODY AND KADEE DAVID: SERIAL NO. 1497-0002  
WARRANTY DEED, ENTRY NO. 405454, BOOK A539, PAGE 445  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN;  
SECTION 7: Beginning at a point which bears 191.80 feet South 89°57'00"  
East, along the North line of said Section 7, and 530.76 feet South  
00°21'00" West, parallel to the West line of the East half of the North-  
east quarter of said Section 7, from the Northwest corner of the North-  
east quarter of the Northeast quarter of said Section 7, and running  
thence South 89°57'00" East 432.90 feet, parallel to the North line of  
Northeast quarter of said Section 7, thence North 89°57'00"  
West 322.51 feet, parallel to the North line of Northeast quarter of the  
Northeast quarter of said Section 7, to the centerline of an existing  
road; thence along the center line of said road, following a 699.27 foot  
radius curve to the right, a distance of 126.97 feet, (Chord bears North  
60°10'59" West, a distance of 126.79 feet), thence North 00°21'00" East  
196.08 feet, parallel to the East line of the East half of the Northeast  
quarter of said Section 7, to the Point of Beginning. Contains 2.500  
acres, more or less.

LARRY B. AND CALLA JO FRESTON: SERIAL NO. 1497  
QUIT-CLAIM DEED, ENTRY NO. 364577, BOOK A405, PAGE 753  
The E1/2NE1/4 of Section 7, Township 2 South, Range 1 West, Uintah  
Special Meridian.

(LESS THE TWO FOLLOWING DESCRIPTIONS)  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN;  
SECTION 7: Beginning at a point which bears 191.80 feet South 89°57'00"  
East, along the North line of said Section 7, and 530.76 feet South  
00°21'00" West, parallel to the West line of the East half of the North-  
east quarter of said Section 7, from the Northwest corner of the North-  
east quarter of the Northeast quarter of said Section 7, and running  
thence South 89°57'00" East 432.90 feet, parallel to the North line of  
Northeast quarter of the Northeast quarter of said Section 7, thence  
South 00°21'00" West 259.03 feet, parallel to the East line of the East  
half of the Northeast quarter of said Section 7, thence North 89°57'00"  
West 322.51 feet, parallel to the North line of Northeast quarter of the  
Northeast quarter of said Section 7, to the centerline of an existing  
road; thence along the center line of said road, following a 699.27 foot  
radius curve to the right, a distance of 126.97 feet, (Chord bears North  
60°10'59" West, a distance of 126.79 feet), thence North 00°21'00" East  
196.08 feet, parallel to the East line of the East half of the Northeast  
quarter of said Section 7, to the Point of Beginning. Contains 2.500  
acres, more or less. As recited in that certain Warranty Deed recorded  
as Entry #335927 in Book A0318, Page 158 of the Duchesne County  
Recorder's Office.)

TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN;  
SECTION 7: Beginning at a point which bears 191.80 feet South 89°57'00"  
East, along the North line of said Section 7, and 530.76 feet South  
00°21'00" West, parallel to the West line of the East half of the North-  
east quarter of said Section 7, from the Northwest corner of the North-  
east quarter of the Northeast quarter of said Section 7, and running  
thence South 89°57'00" East 432.90 feet, parallel to the North line of  
Northeast quarter of the Northeast quarter of said Section 7, thence  
South 00°21'00" West 259.03 feet, parallel to the East line of the East  
half of the Northeast quarter of said Section 7, thence North 89°57'00"  
West 322.51 feet, parallel to the North line of Northeast quarter of the  
Northeast quarter of said Section 7, to the centerline of an existing  
road; thence along the center line of said road, following a 699.27 foot  
radius curve to the right, a distance of 126.97 feet, (Chord bears North  
60°10'59" West, a distance of 126.79 feet), thence North 00°21'00" East  
196.08 feet, parallel to the East line of the East half of the Northeast  
quarter of said Section 7, to the Point of Beginning. Contains 2.500  
acres, more or less. As recited in that certain Warranty Deed recorded  
as Entry #405454 in Book A539, Page 445 of the Duchesne County  
Recorder's Office.)

## ADJUSTED BOUNDARY DESCRIPTIONS:

CODY AND KADEE DAVID: SERIAL NO. 1497-0002  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN;  
SECTION 7: Beginning at an iron rod situated at a point which bears  
191.80 feet South 89°57'00" East along the North line of said Section 7,  
and 530.76 feet South 00°21'00" West from the Northwest corner of the  
Northeast quarter of the Northeast quarter of said Section 7, and running  
thence South 89°57'00" East 126.45 feet to an iron rod situated on the  
East line of said quarter-quarter; thence South 00°32'35" West 785.10  
feet along said East line to the Southeast corner of said quarter-  
quarter; thence South 00°35'54" West 210.04 feet along the East line of  
the Southeast quarter of the Northeast quarter of said Section 7 to an  
iron rod; thence North 89°57'00" West 446.11 feet to the Southeast corner  
of a perimeter fence enclosure for an oil well; thence North 00°29'00"  
East 289.00 feet along said fence; thence North 47°10'00" West 185.00  
feet along said fence and the extension thereof to the centerline of an  
existing road; thence along the centerline of said road the following  
four (4) segments: (1) thence North 23°50'00" West 176.00 feet to the  
(2) beginning of a curve to the left, having a central angle of  
54°20'00" and a radius of 160.00 feet; thence along the arc of said curve  
a distance of 151.73 feet; (3) thence North 78°10'00" West 98.00 feet to  
the (4) beginning of a curve to the right, having a central angle of  
23°10'49" and a radius of 700.00 feet; thence along the arc of said curve  
a distance of 283.20 feet; and leaving said existing road centerline  
thence North 00°21'00" East 196.08 feet to the Point of Beginning.  
Contains 16.260 acres more or less.

LARRY B. AND CALLA JO FRESTON: SERIAL NO. 1497  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN;  
SECTION 7: Beginning at the Northeast corner of said Section 7, and  
running thence North 89°57'00" West 1320.04 feet to the Northwest corner  
of the Northeast quarter of the Northeast quarter of said Section 7;  
thence South 00°20'52" West (South 0°21' West by record) 715.50 feet  
along the West line of said quarter-quarter to the intersection with an  
East-West wire fence; thence North 84°29'00" East 87.77 feet (87.8 feet  
by record) along said fence to a fence corner; thence South 18°02'00"  
East 503.80 feet along said fence to a 1/2" rebar and cap; thence South  
56°38'00" West 139.70 feet to a 1/2" rebar and cap on the top edge of a  
hill; thence South 25°40'00" East 417.10 feet along said top edge of  
hill to a 1/2" rebar and cap; thence South 50°31'00" West 1407.7 feet  
(1407.7 feet by record, more or less to the West line of the Southeast  
quarter of the Northeast quarter; thence South 00°35'15" West 716.94  
feet to the Southwest corner of said quarter-quarter; thence South  
89°14'08" East 1315.33 feet to the Southeast corner of said quarter-  
quarter; thence North 00°35'54" East 1107.57 feet along the East line of  
said quarter-quarter to an iron rod; thence North 89°57'00" West 446.11  
feet to the Southeast corner of a perimeter fence enclosure for an oil  
well; thence North 00°29'00" East 289.00 feet along said fence; thence  
North 47°10'00" West 185.00 feet along said fence and the extension  
thereof to the centerline of an existing road; thence along the center-  
line of said road the following four (4) segments: (1) thence North  
23°50'00" West 176.00 feet to the (2) beginning of a curve to the left,  
having a central angle of 54°20'00" and a radius of 160.00 feet; thence  
along the arc of said curve a distance of 151.73 feet; (3) thence North  
78°10'00" West 98.00 feet to the (4) beginning of a curve to the right,  
having a central angle of 23°10'49" and a radius of 700.00 feet; thence  
along the arc of said curve a distance of 283.20 feet; and leaving said  
existing road centerline thence North 00°21'00" East 196.08 feet to an  
iron rod; thence South 89°57'00" East 126.45 feet to an iron rod  
situated on the East line of the Northeast quarter of the Northeast  
quarter of said Section 7; thence North 00°32'35" East 530.77 feet along  
said East line to the Point of Beginning. Contains 58.073 acres more or  
less.

## OWNER'S CERTIFICATIONS:

OWNERS OF RECORD:  
Cody and Kadee David  
1854 North 2250 West, Roosevelt, Utah 84066

### OWNER'S CERTIFICATION:

Know all men by these presence: that we, the undersigned owners of parcel  
Serial Number 1497-0002 as shown hereon, have caused the same to be  
surveyed and platted for a Boundary Line Adjustment. In witness hereof  
we have hereunto set our hands this \_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

Landowner's Signatures

### ACKNOWLEDGMENT

State of Utah )  
County of \_\_\_\_\_ ) SS

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally  
appeared before me the signers of the above certification who duly  
acknowledged to me that they did execute the same.

My commission expires \_\_\_\_\_

Notary Public

OWNERS OF RECORD:  
Larry B. Freston and Calla Jo Freston  
1885 North 2250 West, Roosevelt, Utah 84066

### OWNER'S CERTIFICATION:

Know all men by these presence: that we, the undersigned owners of parcel  
Serial Number 1497 as shown hereon, have caused the same to be surveyed  
and platted for a Boundary Line Adjustment. In witness hereof we have  
hereunto set our hands this \_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_.

Landowner's Signatures

### ACKNOWLEDGMENT

State of Utah )  
County of \_\_\_\_\_ ) SS

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally  
appeared before me the signers of the above certification who duly  
acknowledged to me that they did execute the same.

My commission expires \_\_\_\_\_

Notary Public

## APPROVALS:

DUCHESNE COUNTY PLANNING DIRECTOR:

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
the Duchesne County Planning Director.

Planning Director

DUCHESNE COUNTY TREASURER:

I certify that at the time of my signing this plat, the properties as shown  
hereon have been cleared of all back taxes. Approved this \_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_, by the Duchesne County  
Treasurer.

Duchesne County Treasurer

DUCHESNE COUNTY RECORDER:

State of Utah )  
County of Duchesne ) SS.

This is to certify that this plat was filed for record in the Duchesne  
County Recorder's Office on the \_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_, and is duly  
recorded.

Entry No. \_\_\_\_\_ Fee \_\_\_\_\_ Duchesne County Recorder

SCALE 1"=150'

0 150 300

- ⊕ = SECTION CORNERS AS DETERMINED DURING SURVEY FILING #2877.
- = ONE-SIXTEENTH SECTION CORNERS AS DETERMINED DURING SURVEY FILING #2877.
- = SET 5/8" REBAR WITH PLASTIC CAP STAMPED: CIVCO ENG LS 259966, UNLESS OTHERWISE NOTED.
- X--- = EXISTING FENCE LINES.

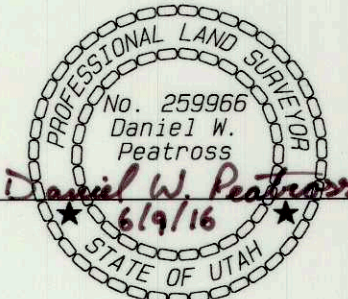
## SURVEYOR'S NARRATIVE:

We were contacted by Kadee David to perform this survey for the purpose  
of increasing the size of David's property as shown hereon. This survey  
is based on survey filings 860 and 2877 located in the Duchesne County  
Recorder's Office, both performed by myself, Daniel W. Peatross. Also  
another survey performed by DeNile McKenna on file with the Duchesne  
County Recorder's Office as Entry #405453, entitled "Freston Minor Sub-  
division" was incorporated, from which the original David parcel was  
created.

The Basis of Bearings for this survey is along the North line of the  
Northeast quarter of Section 7, Township 2  
South, Range 1 West, Uintah Special Meridian, as measured by the GLO  
in 1875, that bearing being South 89°57' East.

## SURVEYOR'S CERTIFICATE:

I, Daniel W. Peatross, do hereby certify that I am a Licensed  
Professional Land Surveyor, and that I hold certificate No. 259966, as  
prescribed by the laws of the State of Utah. I further certify that I  
have made a survey of the tract of land as shown on this plat, and that  
the same is correct and true to the best of my knowledge and belief.



## CIVCO Engineering, Inc.

Civil Engineering Consultants

1256 West 400 South, Suite 1 P.O. Box 1758, Vernal, Utah 84708  
(435) 789-5448 civco@mstar2.net

|                                    |                               |                               |
|------------------------------------|-------------------------------|-------------------------------|
| DATE RESEARCHED:<br>APRIL 20, 2016 | RESEARCHED BY:<br>D. PEATROSS | PROJECT NO.:<br>16001         |
| DATE SURVEYED:<br>APRIL 18, 2016   | SURVEYED BY:<br>D. PEATROSS   | SHEET: 1 OF 1                 |
| DATE DRAFTED:<br>JUNE 2016         | DRAFTED BY:<br>D. PEATROSS    | DATE PLOTTED:<br>JUNE 9, 2016 |

County Surveyor's File # 3566